

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, JANUARY 3, 2008
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Chair Anderson called the meeting to order at 7:03 pm.

1. MEMBERS PRESENT: Chair Anderson, Vice-Chair Miller, Board Members Iverson, and Irons.

MEMBERS ABSENT: Board Member Lynch

STAFF PRESENT: Jon Biggs, Supervising Planner; Tony Ebster and Dora Mairena, Recording Secretaries.

2. MINUTES: January 3, 2008

3. AGENDA CHANGES AND DISCUSSIONS: Item 6-A canceled

4. SPECIAL REPORTS: None

5. WRITTEN COMMUNICATION: The letter from AAPS is available to the public upon request

6. ACTION ITEMS:

- 6-A. Study Session on the Carnegie Restoration and Preservation Project, Applicant: City of Alameda – 2264 Santa Clara Avenue & 1429 Oak Street (Former Children’s Library) – Review and Provide Feedback on a Proposed Design for the Connection between the Carnegie Library and the Children’s Library. Continued to the meeting of February 7, 2008**

- 6-B. Work Program Review and Discussion**

Mr. Biggs – I will like to bring forward the Work Program that the Board had worked in the pass. I looked at the comments of the AAPS and they do bring some things that aren’t and should be included in the Work Program, such as categorizing, and numbering the items. We bring the Work Program to your attention to discuss and determine what accomplishment the Board is expecting in the future.

Chair Anderson – A question raised by the AAPS, was that under additional recommendations to write a letter to the different departments. Has the letters being done yet?

Mr. Biggs – Not to my knowledge.

Board Member Iverson – I have a question regarding the plaques; do you know what happened?

Mr. Biggs – I did a research and a follow-up, the Planner working in the project is Laura Ajello and she prepared the background information that was provided to you. I will give Laura directions in preparing a report for the Board Members on the next meeting, including the presentation on the September 2007 meeting.

Board Member Iverson – How can we do a pamphlet on the process to request permits.

Chair Anderson – There is a check list available, but does not include any information on historical building, pre-1942 or a list of buildings to alert the owners is additional steps are necessary.

Mr. Biggs – The City Counsel and Planning Director are reviewing the processes and a way to improve customer service. We can add to the Work Program to advise the public if additional steps are needed.

Boar Member Irons – When the public gets to the front desk and/or meet with the Planner a check list and specific information about Historical buildings should be given to them.

Boar Member Iverson – People find out much further down the road that they have a historical building.

Chair Anderson – In the Work Program draft, there aren't timeline.

Mr. Biggs – The information provided by AAPS is breakdown by faces and priorities; that is an example of what we should include in the Work Program.

Chair Anderson – The listing in Work Program of priorities is correct, but no the faces. If work need to be generated at the staff level, I would recommend to form a committee that include staff, board members and individuals from AAPS and go in groups and start categorizing properties in a volunteer bases, if we can't get funding.

Boar Member Iverson – We can find volunteers with the Historical Society and local American Institute Architects (AIA), like students.

Mr. Buckle – The recommendations are related to Alameda Point, item 1, 2, 5 and 6 should be priority in Face 1.

In George Guns' book he has a comment "standing in 1880", the first step is to field survey and identify those building (including altered and remodel properties). The key is to verify how old the properties are, since the standard public records

are not available; it's necessary to go to the title records. About 15 – 20 years ago an analysis was completed by a Title Company; need to get our hands on that research, the documents were in Oakland office and now the research is in Alameda County.

7. WORKSHOP:

7-A. Historical and Cultural Resources Ordinance Workshop

Mr. Biggs – The updated Historical Preservation Ordinance with include your comments is dated September 2006. We propose that the Board appoint a sub-committed and start a process to review and modify the Historical Preservation Ordinance, in order to do a better job defining an inventory by conducting a survey and researching at records in the City Hall.

Chair Anderson – The underlined revisions refer to other cities Ordinance; when we started this process we talk about other historical places; we set time line to be completed by June 2008. Once the sub-committed has a solid establishment we can bring it to a formal HAB mtg.

Jon, do you have other staff members helping you?

Mr. Biggs – Right know I'm considering doing it on my own, carrying forward the experience I have from the City of Pacific Grove. The biggest task is defining inventory in Alameda that we want to protect, once we locate this documents we will identify them and protect the right properties.

Demolish and penalties are going to be very difficult to deal with; we need to be very careful at the time we look at the part of the Ordinance; because it can be very expensive for the legal and code enforcement divisions.

Board Member Irons – We had looked very intense at the penalties.

Chair Anderson – There are several option and we need to make decisions. The other concern is the timing of the workshop.

Mr. Biggs – We can accommodate it to your schedule.

Board Member Iverson – Is fundamental to alert the public if they have a historical building.

Vice Chair Miller – Is there a disclosure law in real state?

Boar Member Iverson – Generally, it is disclosed if you have a historical building.
Boar Member Irons – In our books there is a cut-off date in 1943, anything before that, what it means to the potential buyers?

Board Member Iverson – It is a general disclosed written by attorneys and it the same wording for everybody.

Chair Anderson – It goes back to definition, what constitute demolition, renovation, historical?

The AAPS wrote a letter addressing certain items that we should consider for review. Chris do you want to go thru does items?

Mr. Buckley – The main comment is that AAPS request to participate in the sub-committee and discussions. As a group AAPS is not yet prepare to make recommendations in how this issue should be handle. AAPS thinks that the guide residential design approached it's fine and in some ways it's better.

The item 2, it is a strait forward to handle.

Item 3: Altered properties in a way need the most help and attention. The study list is excluding properties with significant alterations and that is a problem with the list.

Penalties, AAPS' position is that penalties need to really hurt and strong enough to discourage alterations. Also, if a contractor is working with out permit in Alameda, this needs to be reported to the Contract Business Bureau or banish the contractor from working in Alameda, it is an effective remedy.

Item 6-B: AAPS' concern is that HAB often hasn't being giving adequate authority to take a look at the properties after a certificate of approval is issued for demolition.

Chair Anderson – I will like to explore the idea, lets start Judith and I, setting a preliminary meeting with the staff in the next two weeks and then review it with AAPS and HAB.

Board Member Iverson – What I will like to do is to go back and find the resource person who reviews things. Someone who has a different view can bring a lot to the discussion.

Board Member Irons – Should we include AAPS?

Chair Anderson – Not initially.

Board Member Iverson – I will like to encourage to review the results of the meeting it in advance.

Chair Anderson – I will like to be able to communicate the conclusion of the meeting to the Board for review immediately.

Mr. Biggs – I think we can place it on your regular monthly agenda as designated discussion on the Historical Preservation Ordinance, that way the sub-committed can share information with the other Board Members, also we keep the public inform as well.

8. ORAL COMMUNICATIONS:

Mr. Buckley – We mentioned before that is possible to replace wood window and it is relatively cheaper. We did a price survey a couple years ago and I will e-mail it to you for comparison.

9. BOARD COMMUNICATIONS:

Board Member Iron - It a big deal with the Brown Act, I am not clear on what we are allow to tell people. I will prefer to make it visual list that are really strict but in terms of weighting the impact in an applicant to be able to execute, the applicant may not understand all available methods of material; but I think it will useful if we have some example of product to help people understand and retain the historical integrity. I hope in the future I may be able to draw some diagram.

Chair Anderson – My concern is that there is not a manufacture that does make wood windows like the ones in the Italian A House.

Mr. Biggs – There are option on windows and the public needs to take time to educate themselves and not take only what someone is tells.

Board Member Irons – The Planning Department has stronger guidelines regarding window replacements.

Mr. Biggs – We try to make sure the applicant install the windows that are appropriate to the architecture.

Chair Anderson - On December 13, I attended the Alameda Task Force meeting with regards to the developer process for Alameda Point. About 200 + members of the community attended, and it was well received.

Another item: I visited an open house on Broadway; I was surprised that is not on the resource inventory list, this house was build in 1893, and it has so much qualification of a Victorian house.

Mr. Biggs – Every property build before 1943 gets review if the owner wants to demolish 30% or more; that gets caught there. What it is less clear is, were it fit in the list of historic resource that the city has; if deserve some form of designation? We need to make sure that the list is complete and have properties that should be in it.

Chair Anderson – One of the items during the discussion of the Ordinance thru AAPS is a proposal for the HAB to review all alteration pre-1942, and I approved it. It is a possibility to put on the 10 days notice for mayor design review?

Mr. Biggs – Will check with Cathy

Board Member Iverson – Is there any update on 1343 Feirnside and 500 Central?

Mr. Biggs – We can look into that and get back to you.

10. STAFF COMMUNICATIONS:

Mr. Biggs – Just as a reminder that the Preservation Season is coming up and we will have an item on the next agenda to get a proclamation from the City Counsel.

We are looking at the opportunity for grand; I am doing some research to see if we are able to apply for a grand with the National Indian Humanities.

We are working in to getting the most recent copy of the Alameda Residential Design.

Chair Anderson – I have one dated March 2005, is that the most recent one Chris?

Mr. Buckley – You can download it from the city website.

Chair Anderson – I notice that the last HAB meeting on the website is January 2007.

11. ADJOURNMENT:

This meeting was adjourned at 8:25 p.m.

Respectfully Submitted by:

Jon Biggs
Planning Manager